

**TOWN OF GRANBY  
ZONING REGULATIONS  
SECTION 1  
INTRODUCTION**

**1.0 AUTHORITY & PURPOSES**

These Regulations are adopted under the authority of Chapter 124 of the General Statutes of the State of Connecticut as amended for the purposes of promoting the public health, safety, convenience and property values of the Town of Granby. These Regulations are designed to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision for transportation, water, sewage, schools, parks and other public requirements. The purposes of these Regulations include the protection of existing and potential public surface and ground drinking water supplies, the preservation of the rural character of the Town and of farms and agricultural land areas, open space, wetlands, watercourses, ridges, historic buildings and other features such as stone walls, fences, barns and vegetation; the encouragement of energy-efficient patterns of development; the control of erosion caused by wind or water; and the provision for sedimentation control as outlined in Section 8-2 of the Connecticut General Statutes.

**1.1 ZONE TYPES**

For achieving these purposes, the Town of Granby is divided into the following zones:

Rural Residential (2 acres)	R2A
See	
Rural Residential (50,000 sq. ft.)	R50
Residential (30,000 sq. ft.)	R30
Planned Development Multifamily	PDM
Neighborhood Shopping	C1
Business	C2
Office Park	OP
Industrial	I
Planned Economic Development	ED

## **SECTION 1 INTRODUCTION**

### **1.2 ZONE BOUNDARIES**

Zone boundaries are established by the Commission and are shown on a map entitled "Zoning Map; Town of Granby". Unless otherwise clearly designated on the Zoning Map, zone boundaries shall be interpreted as:

- Following the centerline of a street, highway, road, river, brook or stream.
- Following property lines;
- Following the lines of a particular geophysical feature including flood plains and steep slopes; or
- Running parallel to any of the aforementioned lines, at measured distances, where zone boundaries appear to be set back from such lines.
- The Commission shall determine the location of zone boundaries in case of an uncertainty.

### **1.3 INTERPRETATION OF REGULATIONS**

The uses of land, buildings or structures not permitted in the various zones are prohibited.

The provisions of these Regulations shall be construed to be minimum requirements and where sections of these Regulations appear to conflict, the more restrictive Regulation shall apply.

### **1.4 DEFINITIONS**

For the purpose of these Regulations, certain terms or words shall be defined as follows:

- Words used in the present tense include the future tense.
- The singular includes the plural and the plural the singular.
- The word "person" includes a partnership, corporation or other entity.
- The word "Commission" means the Planning and Zoning Commission of the Town of Granby

The definitions contained in this Section shall be used for the purpose of interpreting the various provisions of these Regulations. The commission shall establish the appropriate definition for words not defined in this section or in case of an uncertainty and may refer to a basic dictionary of the English Language.

## **SECTION 1 INTRODUCTION**

**ACCESSORY:** A structure or use customarily incidental and subordinate to a principal building, structure or use located on the same lot.

**ADDITION:** An extension or increase in floor area or height of a building or structure.

**AGRICULTURE:** Shall include the cultivation of soil for the production of crops, the management of animals (excluding typical household pets), forestry, the harvesting of maple syrup, the cultivation of fruit trees or similar use.

**AGRICULTURAL OPERATION:** Those operations located on land defined as a farm under these Regulations.

**APARTMENT:** A dwelling unit in a multifamily building.

**AQUIFER:** A geological unit capable of yielding usable amounts of water to wells.

**BARN:** An agricultural building for sheltering harvested crops, commodities and other farm products, livestock, farm machines and equipment.

**BASEMENT:** That portion of the building partly underground, having half or more than half of its clear height below the average grade of the adjoining ground.

**BERM:** A mound of earth typically used as a landform design element or buffer.

**BUFFER:** Land area used to visibly separate one use from another or to block noise, lights or other nuisances, generally through the use of landscaping, structures and/or vegetation.

**BUILDING:** Any structure used or intended for supporting or sheltering any use or occupancy.

**BUILDING HEIGHT:** The vertical distance from the average finished ground level at the building walls to the highest point of the roof or to the average height between the eaves and the ridge for a gable, hip or gambrel roof.

**CALIPER:** The diameter of a tree trunk, measured six (6) inches above the ground.

**CERTIFICATE OF OCCUPANCY:** A document issued by the Building Inspector allowing the occupancy or use of a building in compliance with applicable regulations and approvals.

## **SECTION 1 INTRODUCTION**

**CLUB:** An organization of persons which is the owner, lessee or occupant of an establishment operated principally for a recreational, social, patriotic, benevolent or athletic purpose, but not for pecuniary gain and includes the establishment so operated. A club shall cater only to its members or guests accompanying them.

A "member of a club" is a person who, whether as a charter member or admitted in agreement with the by-laws or rules of the club, has become a bona-fide member thereof, who maintains membership by the payment of dues in a bona-fide manner in accordance with such by-laws or rules and whose name and address are entered on the list of membership.

**COMMERCIAL EDUCATIONAL OR RECREATIONAL SERVICE:** Any commercial racquetball, tennis club, bowling alley, swimming facility, pool hall, game room, dance club, miniature golf, or similar use intended as a commercial, for-profit enterprise.

**DAY CARE:** The provision of a supplementary care program to people outside their homes on a regular basis.

**DECIBEL:** A unit of sound pressure, which is commonly used to express noise level.

**DENSITY:** The maximum number of families permitted per acre of developable acreage.

**DEVELOPABLE ACRE:** The gross acreage of a parcel less any land designated as floodway, wetlands or watercourses or with slopes in excess of 20% that extend 50 linear feet or more.

**DOMESTIC WASTE:** Matter excreted from the body, as feces or urine, excess food remains and waste water containing normal household detergents and other cleaning products used for washing, cleansing and disinfecting the body, clothing, food utensils and other household items.

**DWELLING:** A building or portion thereof designed and used for residential occupancy with facilities for sleeping, bathing and cooking.

**FAMILY:** Any number of individuals related by blood, marriage, foster relationship or adoption, or not more than six (6) persons not so related, living and cooking together as a single, non-profit housekeeping unit.

**FARM:** A parcel of land, or contiguous parcels under common ownership, described in the Town of Granby Land Records containing five (5) acres or more used in part or wholly for agricultural purposes.

## **SECTION 1 INTRODUCTION**

**FLOODWAY:** An area designated on the Zoning Map of land which falls below the 100-year flood frequency profile modified to compensate for subsequent flood control measures as determined by the U.S. Department of Housing and Urban Development in its Flood Insurance Study of February 15, 1980, as such Study may be amended and based on elevations established by the U.S. Coastal and Geodetic Survey.

**GREENHOUSE:** An agricultural structure constructed primarily of glass or other translucent material and used for the production of crops, nursery stock or similar agricultural product.

**GROUND WATER:** Water below the land surface, in the saturated zone.

**HAZARDOUS MATERIAL:** Any substance, which because of its physical, chemical or infectious characteristics poses, an actual or potential hazard to human health or drinking water quality when improperly managed. Generally the material has the following characteristics: toxic, flammable, corrosive or reactive. (Included are substances, wastes and chemicals listed as hazardous under the following laws or regulations: Title III of Superfund Amendments and Reauthorization Act (SARA); Section 101(14) of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA); the Resource Conservation and Recovery Act (RCRA) 40 CFR Part 261; the Clean Water Act (CWA) Section 311; and Connecticut General Statutes Section 22a-448. Included are petroleum and petroleum products.

**HOME OCCUPATION:** Any activity which is carried on for compensation entirely within a building or buildings by the occupant of a dwelling on the premises and subject to Section 8.8 of these Regulations.

**HOME INSTRUCTION:** Instructional and educational uses such as Musical Classes, Dance Classes, Fitness Classes, Academic, Scholastic and Tutorial Classes, Arts and Crafts Instruction, Athletic Classes and other similar educational and instructional activities where more than 3 students will be on the premises at any one time.

**HOTEL/MOTEL:** A building or group of buildings providing temporary lodging for persons in separate units, which do not contain kitchen facilities.

**HOUSEHOLD PET:** A dog, cat or other animal, which is usually kept as a companion and housed with human occupants in a residential building.

**LEDGE OUTCROPPING:** A portion of bedrock or other rock stratum protruding through the soil surface.

**LIVESTOCK:** All animals except household pets.

## **SECTION 1 INTRODUCTION**

**LIVING AREA:** That portion of a residential dwelling, which has ceilings, walls and floors, finished in a manner which is clearly intended for human occupancy, insulated and heated and conforming to the Connecticut State Building Code for residential occupancy. For the purpose of Section 6.1, living area shall exclude basements, garages, porches or verandahs, breezeways and terraces and rooms intended for heating and mechanical equipment and the storage of the homes heating fuel.

**LOT:** A parcel of land occupied, approved or eligible to be occupied by a building or buildings.

**LOT, CORNER:** A lot at the intersection of two (2) or more streets.

**LOT COVERAGE:** That percentage of the lot area that is covered by the roof area of all buildings on the lot.

**LOT DEPTH:** The distance measured along either a line perpendicular to the street right of way or radial to curved street from the mid-point of the lot frontage to the rear of the lot.

**LOT LINES, FRONT:** All lines dividing the lot from the street or streets right-of-way.

**LOT FRONTAGE:** The distance between the side lot lines measured at a distance fifty (50) feet back from and parallel to the street line.

**MOTOR VEHICLE:** Any motor passenger vehicle (including taxis and livery vehicles, but excluding busses), any truck not exceeding a one-ton capacity and any motor vehicle which is primarily used for agriculture or for maintenance on the premises.

**MULTI-FAMILY DWELLING:** A dwelling containing two (2) or more dwelling units.

**NON-CONFORMING:** (e.g., non-conforming use, building or structure) Non-conforming to the applicable requirements or provisions of these Regulations.

**NON-PROFIT ORGANIZATION:** An organization exempt from Federal Income Tax under Section 501 (c) or successor provision of the Internal Revenue Code.

**NURSERY:** An agricultural operation, the primary use of which is the growing of flowers, plants, shrubs or trees for commercial gain.

## **SECTION 1 INTRODUCTION**

**OPEN SPACE LAND:** Any land used for agriculture, a recreational corridor, a park, a natural area, forest, wetland preservation, wildlife habitat, a reservoir, historic and scenic preservation or other similar purpose.

**PERSONAL SERVICE:** Shops such as barbershops, beauty salons, tailoring establishments, shoe repair shops and other similar operations, which provide services of a personal, domestic nature.

**PREMISES:** All land comprising a lot and including all buildings, structures and uses located on the lot.

**PROFESSIONAL OFFICE:** An office of recognized professions with or without staff, such as doctors, dentists, lawyers, architects, engineers, planners, landscape architects, artists, musicians, designers, teachers and other similar professions who are qualified to perform personal services of a professional nature.

**REAR LOT:** A lot which is typically located behind a front lot and which does not meet the required minimum lot frontage.

**RECREATIONAL CORRIDORS:** A network of existing and future trails which may connect and/or be part of existing and proposed open space lands including those trails shown on the Recreational Corridor Map, on file in the Office of Community Development and excluding any motorized vehicle usage.

**RECREATIONAL VEHICLE:** A vehicle which can be towed, hauled or driven and is designed for recreational use or as temporary living accommodations for recreational, camping or travel use and has a weight of 500 pounds or more.

**RESIDENT:** Characterized by living or staying in a place while working, going to school, carrying out official duties, etc., in most cases long enough to qualify for certain rights and privileges as a citizen.

**RESIDENTIAL LANDSCAPE BUSINESS:** Residential Landscape Businesses are those businesses that exceed the definition of a Customary Home Occupation. Such businesses provide services in locations away from the landscape business operator's residence, performing a service for an off site client. While most of the actual landscape activity occurs off site, the business owner's residential property may be approved for equipment storage, parking, material storage and a building or buildings for storage and plant propagation. Residential Landscape businesses typically include such activities as lawn installation, mowing and maintenance, the planting and maintenance of trees, shrubs and flowers, the spreading, and grading of top soil, mulch or other ground covers, the installation of stone, brick and block walkways and stonewalls, and may involve seasonal leaf cleanup and snow plowing.

## **SECTION 1 INTRODUCTION**

**RESTAURANT:** An establishment used principally for the preparation and service of food and beverages for consumption either on or off the premises, excluding limited seating restaurants.

**RESTAURANT LIMITED SEATING:** A restaurant that meets all of the following criteria: (A) gross floor area is 1,000 square feet or less; (B) seating capacity is 16 or less; (C) hours of operation are limited to those between 6:00 a.m. and 10:30 p.m. (D) no walk-up window(s) are provided and (E) no drive-through window(s) are provided.

**SELF-STORAGE STORAGE FACILITY:** A facility consisting of a building or group of buildings in a controlled-access compound that contains varying sizes of individual, compartmentalized and controlled-access stalls or lockers for the dead storage of customers' residential goods and wares.

**SIGN:** A device constructed of any material intended to carry a visual message or image identifying or promoting a business or a product.

**STRATIFIED DRIFT:** Predominantly sorted sediment deposited by glacial melt water consisting of gravel, sand, silt or clay in layers of similar grain size.

**STORY, FIRST:** The lowermost story entirely above the grade plane.

**STREET:** Shall mean and include streets, avenues, boulevards, roads, lanes, highways and any other thoroughfares, which afford a principal means of access to abutting properties, which are accepted by the Town or the State or shown on a recorded subdivision plan approved by the Commission. Streets shall also include private streets identified, approved and shown on a plan of subdivision recorded in the Granby Land Records.

**STREET LINE:** The line separating a street right-of-way from adjoining property, not the paved or traveled roadway.

**STRUCTURE:** Anything constructed or erected which requires location on the ground or attachment to something having location on the ground.

**UTILITY USE:** Uses, structures and equipment necessary to provide the community with electricity, cable television, telephone and other communication service, water, gas and other similar community needs whether or not they are owned and/or operated by a public, quasi-public or private company.

Utility uses include but are not limited to telephone and other communication switching stations, electrical substations, sewer pumping stations, water towers, and water pressure boosting facilities. Utility offices and other commonly occupied utility buildings and telecommunications towers are not included within this definition.



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**WATERCOURSES:** Rivers, streams, waterways, lakes, ponds, marshes, swamps, bogs, intermittent water courses and all other bodies of water natural or artificial, public or private which are contained within or flow through the Town of Granby.

**WELL FIELD:** An area containing one or more pumping water supply wells in close proximity.

**WETLAND:** Land, including submerged land, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial or flood plain by the U.S. Department of Agriculture Soil Conservation Service.

**YARD, FRONT:** The space between a building and the front lot line, extending the full width of the lot, or in case of a corner lot, extending along all streets. Rear lots shall have the front yard requirement measured from that lot line which most closely parallels the street from which the rear lot gains access.

**YARD, REAR:** The space between a building and the rear lot line extending the full width of the lot.

**YARD, SIDE:** The space between a building and a side lot line, extending from the front yard to the rear yard. Any yard not a rear yard or a front yard shall be deemed to be a side yard. On a corner lot, the yards, which are opposite all street lines, shall be considered side yards.